

# Centrum Żelazna II

ul. Żelazna 59/59a, City Center, Warsaw



## Location

Centrum Żelazna is situated at Żelazna Street, in close proximity to an intersection with Grzybowska Street. The International Frederic Chopin Airport can be easily reached by car in 20 minutes, while the Central Railway Station is only 5 minutes drive from the building. The location provides also good access to other parts of the city, both by public and private transport.

## Description

Centrum Żelazna II is a modern and elegant office building, offering about 9 500 m<sup>2</sup> of rentable space, spread on 7 storeys. It also provides an outdoor car park with 39 lots and 2 levels of underground garage with 93 spaces. Average floor plate is about 1 150 m<sup>2</sup>. Offices are equipped among others with air-conditioning, suspended ceilings and have the telephone, power and computer cabling. The object includes amenities: restaurant and cafe.

## Fit out

Air conditioning, Suspended ceilings, Smoke detectors, Fiber optics, Operable windows

## BUILDING INFORMATION

Building status	Existing
Building class	3
Completion year	2005
Total space	14 000 m <sup>2</sup>
Office gross space	9 500 m <sup>2</sup>
Average floor size	1 150 m <sup>2</sup>
Add-on factor	1%
Above ground floors	7
Underground floors	2
Surface parking lots	39
Garage parking lots	93
Parking ratio	1/100

## LEASE TERMS

Available space	After log in
Asking rent	After log in
Service charges	After log in
Garage parking rent	After log in

These property particulars are only of information character and do not constitute offer to conclude any agreement within the meaning of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).